

**AGENDA  
SPECIAL MAGISTRATE  
CITY OF BRADENTON, FLORIDA  
October 13, 2020  
9:00 AM**

- I. PLEDGE OF ALLEGIANCE
- II. APPROVAL OF MINUTES (September 8, 2020)
- III. SWEARING IN
- IV. UNFINISHED BUSINESS:

**19-071      C J & K Properties of Manatee LLC**  
Address:     1105 17<sup>th</sup> Avenue West/P.I. # 4463700007/Ward 3

Sent property owner an "Important Notice Regarding Your Right To A Hearing", "Findings of Fact, Conclusions of Law, and Order" and an "Affidavit of Non-Compliance" for the property located at 1105 17<sup>th</sup> Avenue West.

**20-054      Bradenton Investment of Manatee Inc.**  
Address:     2923 Manatee Avenue West/P.I. # 3541900001/Ward 2  
Violation:    Section 308.1 (accumulation of rubbish and garbage) from ordinance no. 3021, Section 1 (A)(2)(3) (building front, side and rear walls abutting streets or public areas) from ordinance no. 2821 and Chapter 5.0, Section 5.2.2.7 (accessory structures, non-residential buildings (dumpster & garbage can enclosures)) from the Land Use Regulations.

- V. REDUCTION OF FINE REQUESTS:

**15-003      Nickie Manley  
Rodney Manley  
Michael Manley**  
Address:     1017 3<sup>rd</sup> Street West/P.I. # 4290100009/Ward 3

The property owner requests a reduction of the fine for property located at 1017 3<sup>rd</sup> Street West

**19-006      Iglesia Pentecostes Cristo Viene Inc.**  
Address:     1420 20<sup>th</sup> Avenue West/P.I. # 4454700059/Ward 3

The property owner requests a reduction of the fine for property located at 1420 20<sup>th</sup> Avenue West.

**19-021      Karmen Dawn Perez**  
Address:     1401 29<sup>th</sup> Street West/P.I. # 4166000002/Ward 2

The property owner requests a reduction of the fine for property located at 1401 29<sup>th</sup> Street West.

VI. SECOND HEARINGS:

**20-021          Stephanie J. Beck**  
Address:        3505 69<sup>th</sup> Street West/P.I. # 5110823555/Ward 1

Sent property owner an "Important Notice Regarding Your Right To A Hearing", "Findings of Fact, Conclusions of Law, and Order" and an "Affidavit of Non-Compliance" for the property located at 3505 69<sup>th</sup> Street West.

**20-046          El Patio Apartments LLC**  
Address:        2128 9<sup>th</sup> Avenue West/P.I. # 3439600002/Ward 3

Sent property owner an "Important Notice Regarding Your Right To A Hearing", "Findings of Fact, Conclusions of Law, and Order" and an "Affidavit of Non-Compliance" for the property located at 2128 9<sup>th</sup> Avenue West.

**20-047          Jose Corona**  
**2108 5<sup>th</sup> Street West Land Trust Agrmt**  
Address:        2108 5<sup>th</sup> Street West/P.I. # 4514600008/Ward 5

Sent property owner an "Important Notice Regarding Your Right To A Hearing", "Findings of Fact, Conclusions of Law, and Order" and an "Affidavit of Non-Compliance" for the property located at 2108 5<sup>th</sup> Street West.

VII. HEARINGS:

**20-058          Rachel Metcalfe**  
**Nathan Butrum**  
Address:        5008 San Palermo Drive/P.I. # 1123702059/Ward 4  
Violation:      Chapter 2.0, Section 2.2.1 (Zoning permit-work without a permit) from the Land Use Regulations.

**20-059          Georges Guillaume**  
**Syvenie Simeon**  
Address:        4306 11<sup>th</sup> Avenue East/P.I. # 1127247409/Ward 4  
Violation:      Chapter 2.0, Section 2.2.3.2 (Tree removal permit) from the Land Use Regulations.

**20-060          Joanne R. Cannon**  
Address:        3410 50<sup>th</sup> Street West/P.I. # 5080300204/Ward 2  
Violation:      Sections 304.15 (doors) and 304.2 (protective treatment) from ordinance no. 3021 and Section 1 (A)(2)(3) (building front, side and rear walls abutting streets or public areas) from ordinance no. 2821.

**20-061          Barbara L. Johnson**

Address: 2311 24<sup>th</sup> Avenue West/P.I. # 4255000004/Ward 3  
Violation: Sections 108.1.4 (unlawful structure), 302.7 (accessory structure), 308.1 (accumulation of rubbish and garbage) and 302.4 (weeds) from ordinance no. 3021 and Section 38-62 (parking, storage restricted) from the City's Code of Ordinances.

**20-062 Robin Hamlin  
Billie C. Hamlin**

Address: 720 20<sup>th</sup> Street West/P.I. # 3430100002/Ward 3  
Violation: Sections 304.6 (exterior walls), 304.10 (stairways, decks, porches and balconies), 304.9 (overhang extensions), 302.4 (weeds) and 304.2 (protective treatment) from ordinance no. 3021, Section 1 (A)(2)(3) (building front, side and rear walls abutting streets or public areas) from ordinance no. 2821, Section 18-31 (Adoption of the Current Florida Building Code (Work without permit)) from the City's Code of Ordinances and Chapter 5.0, Section 5.1.2.2 (f) (accessory structures, residential buildings (swimming pools)) from the Land Use Regulations

**20-063 Larry W. Forman**

Address: 2206 24<sup>th</sup> Avenue West/P.I. # 4253900007/Ward 3  
Violation: Sections 108.1.5.4 (dangerous structure or premises (damaged-strength & stability) and 304.1 (exterior structure-general) from ordinance no. 3021.

**20-064 Marland Phillips**

Address: 1302 17<sup>th</sup> Street West/P.I. # 4405600000/Ward 3  
Violation: Section 18-31 (Adoption of the Current Florida Building Code (Work without permit)) from the City's Code of Ordinances.

**20-066 Brett Lee Cunnien  
Latikia Cunnien**

Address: 2025 17<sup>th</sup> Avenue West/P.I. # 4253900007/Ward 3  
Violation: Section 1 (A)(2)(3) (building front, side and rear walls abutting streets or public areas) from ordinance no. 2821 and Section 38-62 (parking, storage restricted) from the City's Code of Ordinances.

VIII. STAFF COMMENTS:

IX. ADJOURNMENT

Next scheduled meeting November 10, 2020.

**Pursuant To Florida Statute 286.0105**, if any person decides to appeal any decision made by the Board, Council, Agency of Commission at this meeting, such person will need a record of the proceedings, and for such purpose, may need to

insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**In accordance with the Americans With Disabilities Act**, persons needing a reasonable accommodation to participate in this proceeding should contact the Code Enforcement Division at 101 Old Main Street, Bradenton, Florida 34205, telephone (941) 932-9402, no later than three (3) business days prior to the proceedings.

**Non-Discrimination Statement:** The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information such as Braille, large print, etc., should contact as soon as possible, but at least 48 hours in advance:

City of Bradenton  
ADA/Title VI Coordinator  
101 Old Main Street  
Bradenton, FL 34205  
[ADACoordinator@cityofbradenton.com](mailto:ADACoordinator@cityofbradenton.com)  
941-932-9470  
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguaje no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. Tambien puede llamar al (941) 932-9470 o enviar correo electronico a [ADACoordinator@cityofbradenton.com](mailto:ADACoordinator@cityofbradenton.com)